

**Summary of Proposed Zoning Ordinance Changes**  
**April 15, 2010**

	<b>Existing Section</b>	<b>Current Requirement</b>	<b>Proposed Requirement</b>
<b>Entire Ordinance</b>			
1	-	Reference to 'Design Guidelines for Site Development and Infrastructure Construction' changed to current name of documents.	All instances in the Zoning Ordinance now refer to 'City of Glendale Engineering and Design Construction Standards'.
2	-	Inconsistencies between days and calendar days.	All instances have been changed to calendar days.
3	-	References to UBC (Uniform Building Code) are incorrect.	References have been changed to IBC (International Building Code), the current building code in effect.
<b>Article 1</b>			
4	1.208	Modifications to a PAD.	A section has been added that allows the Planning Director to consider changes to an approved PAD. The request must be in writing. The intent is to make requirements similar between any approved PAD and the revised ordinance.
5	1.402	No requirement for nonconforming pole signs or outdoor storage.	An additional section has been added that creates an amortization period for all nonconforming poles signs and outdoor storage.
6	1.404	Nonconforming lots place a burden on property owners who want to build or add onto their properties.	Now included is a section that uses an averaging method for calculating setbacks or lot coverage. This would be most applicable when there is a request for a new single-family residence in a multi-family zoning districts. Variances are usually required for the property owner to construct a single-family home similar to all of the neighboring properties.
<b>Article 2</b>			
7	-	Definitions are outdated or new ones' are needed.	This article will be the last one reviewed. Definitions are helpful to the planners and code compliance department.
<b>Article 3</b>			
8	-	References to ARS are outdated.	References have been updated.
9	3.302	Application completeness.	Changes were made to reflect current practice of letting applicants know within two days if their application is complete.
10	3.402	Administrative relief limited all requests to a maximum of 10%.	Changes made to be consistent with state law. For certain requests, applicants can request up to 15% relief.

	<b>Existing Section</b>	<b>Current Requirement</b>	<b>Proposed Requirement</b>
11	3.501	Initial zoning upon annexation section dictated that current Maricopa County zoning be utilized.	Language has been added that authorizes the City to initiate a rezoning application within six months of the rezoning.
12	3.521	Major amendments section was not updated when the Glendale 2025 General Plan was adopted.	Requirements for major amendments have been updated.
13	3.602	Minor design review was not required for changes to exterior building colors.	Minor design review is now required.
14	3.606	Administrative review is permitted as part of the Design Review process.	Language was updated to the make this section consistent with the other administrative review section.
15	3.701 through 3.707	Several sections related to the procedures for variances were inadvertently removed a few years ago.	The text has been put back into the ordinance, word for word.
16	-	-	The requirement for a master development plan were in several sections of the existing ordinance. A new section is included that outlines all of the requirement as part of a rezoning application.
17	3.804	Any request forwarded from the Planning Commission requires a City Council public hearing.	Applications forwarded from the Planning Commission will be put on a consent agenda unless there is public opposition or the project may affect Luke Air Force Base. Now in Section 3.805
18	3.805	Section was outdated based on state law.	The City Attorney provided language to make this section consistent. New section is 3.806.
19	3.812(B)	Certification of adequate school facilities was required before an application was deemed complete.	The certification is now required before the item is scheduled for a public hearing. This is consistent with current practice. New section is 3.812(B).
20	3.903	Public hearing for CUP's was different than all other sections.	Language has been revised to be consistent with other public hearing items.
21	3.912	Section sets an expiration date for all CUP's for monopolies.	Section has been removed.
<b>Article 4</b>			
22	4.200(A)	Code does not address measurement of boundaries from freeways, only highways.	Clarification that district boundaries are measured from all freeways or state highways.
23	4.300	Some districts were never codified into the listing when created.	Missing districts added and a new district for Glendale Centerline included.
<b>A-1 (Agricultural) Zoning District</b>			
24	5.100	Requirements are in place for multi-purpose arenas.	All references removed. The arena is currently zoned PAD.

	<b>Existing Section</b>	<b>Current Requirement</b>	<b>Proposed Requirement</b>
25	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.
26	5.102 5.103 5.104 5.105	Uses listed by how allowed (permitted, accessory, conditional use permit, etc.).	A matrix is provided that has all uses contained in one location, in one section of the ordinance.
27	5.105	All uses were evaluated for applicability and if they were still needed or needed to be modified.	The following uses are removed: fences/walls, satellite earth station, and swimming pools.
28	-	-	The following uses are added: detached shade structure, pool cabana, and yard sales.
29	5.104	Guesthouse occupancy limited to 90 days.	Guesthouses have no occupancy limit and do not need a conditional use permit.
30	5.106	Development standards for all residential zones were placed in one table that was difficult to locate.	Development standards for A-1 are now in Section 5.103.
31	5.106	No method for determining the maximum height of a building.	Footnote added explain process.
32	5.106	One set of development standards is provided for all A-1 properties.	A new set of standards has been developed for existing legal lots less than two acres in size. Standards are similar to other single-family districts and will reduce the need for so many variances.
33	5.107	Requirement for design review is required.	Duplicate of Section 3.600 and has been removed.
34	5.110	Parking regulations for the district are minimal.	Language has been added to make this district consistent with RR and SR. Location of parking has been clarified and located in Section 5.106
35	5.110	No parking graphic existed.	New parking graphic added. Now in Section 5.106
<b>RR90 and RR-45 (Rural Residential) Zoning Districts</b>			
36	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.
37	5.122 5.123 5.124 5.125	Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses contained in one location, in one section of the ordinance.
38	5.123 5.125	All uses were evaluated for applicability and if they were still needed or needed to be modified.	The following uses were removed: temporary construction trailers, fences/walls, satellite earth station, and swimming pools.

	Existing Section	Current Requirement	Proposed Requirement
39	-	-	The following uses were added/modified: adult day health care facility or services, child care within a religious facility, detached shade structure, and pool cabana. Churches became religious facilities.
40	5.124	Guesthouse occupancy limited to 90 days.	Guesthouses have no occupancy limit and do not need a conditional use permit.
41	5.126 5.127	Development standards for all residential zones were placed in one table that was difficult to locate.	Development standards are now in Sections 5.203 (RR-90) and 5.204 (RR-45).
42	5.126 5.127	No method for determining the maximum height of a building.	Footnote added explain process.
43	5.128	Requirement for design review is required.	Duplicate of Section 3.600 and has been removed.
44	5.131	Parking regulations for the districts are minimal.	Language has been added to make this district consistent with A-1 and SR. Location of parking has been clarified and located in Section 5.207.
45	5.131	No parking graphic existed.	New parking graphic added. Now in Section 5.207.
46	5.132	Livestock regulations did not include male fowl.	Male fowl regulations are now included in Section 5.208.
<b>SR-30, SR-17 and SR-12 (Suburban Residential) Zoning Districts</b>			
47	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.
48	5.202 5.203 5.204 5.205	Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses contained in one location, in one section of the ordinance. This Section is now 5.302.
49	5.202 5.203 5.204 5.205	All uses were evaluated for applicability and if they were still needed or needed to be modified.	The following uses were removed: temporary construction trailers, fences/walls, satellite earth station, and swimming pools.
50	-	-	The following uses were added/modified: adult day health care facility or services, child care within a religious facility, detached shade structure, and pool cabana. Churches became religious facilities.
51	5.204	Guesthouse occupancy limited to 90 days.	Guesthouses have no occupancy limit and do not need a conditional use permit.
52	5.206 5.207 5.208	Development standards for all residential zones were placed in one table that was difficult to locate.	Development standards are now in Sections 5.303 (SR-30), 5.304 (SR-17) and 5.205 (SR-12).

	<b>Existing Section</b>	<b>Current Requirement</b>	<b>Proposed Requirement</b>
53	5.206 5.207 5.208	No method for determining the maximum height of a building.	Footnote added explain process.
54	5.209	Requirement for design review is required.	Duplicate of Section 3.600 and has been removed.
55	5.211	Parking regulations for front yards and circular driveways are not clear.	Language has been added to clarify the regulations and is located in Section 5.307.
56	5.211	Parking graphic was difficult to read.	Parking graphic updated. Now in Section 5.307.
57	5.212	Livestock regulations did not include male fowl.	Male fowl regulations are now included in Section 5.308.
58	5.213	Guesthouse standards were listed in this section for all zoning districts were they are permitted.	Regulations moved to 7.506 so they are consistent for all applicable zoning districts.
<b>R1-10, R1-8, R1-7, R1-6 and R1-4 (Urban Residential) Zoning Districts</b>			
59	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.
60	5.302 5.303 5.304 5.315 5.316 5.317 5.3180 5.322 5.323 5.324 5.325	The R1 districts are separated into three sections. R1-10, R1-8, and R1-7 are all grouped together and the remaining two stand-alone. All uses between the five districts are the same. As with all the other sections, uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses contained in one location, in one section of the ordinance. This Section is now 5.402.
61	5.302 5.303 5.304 5.315 5.316 5.317 5.3180 5.322 5.323 5.324 5.325	All uses were evaluated for applicability and if they were still needed or needed to be modified.	The following uses were removed: temporary construction trailers, fences/walls, satellite earth station, and swimming pools.
62	-	-	The following uses were added/modified: adult day health care facility or services, child care within a religious facility, detached shade structure, and pool cabana. Churches became religious facilities. Wireless facilities are now allowed in R1-6.

	Existing Section	Current Requirement	Proposed Requirement
63	5.306 5.307 5.308 5.3181 5.326	Development standards for all residential zones were placed in one table that was difficult to locate.	Development standards are now located in Sections 5.403 (R1-10), 5.404 (R1-8), 5.405 (R1-7), 5.406 (R1-6) and 5.407 (R1-4).
64	5.306 5.307 5.308 5.3181 5.326	No method for determining the maximum height of a building.	Footnote added explain process.
65	5.309	Listed as reserved. Former R1-6 standards. Section removed.	-
66	5.310 5.3182 5.327	Requirement for design review is required.	Duplicate of Section 3.600 and has been removed.
67	5.312	Parking regulations for front yards and circular driveways are not clear.	Language has been added to clarify the regulations and is located in Section 5.409.
68	5.312	Parking graphics were difficult to read.	Parking graphic updated and one was removed. Now in Section 5.409.
69	5.318	Required findings for R1-6 zoning applications.	No changes and they are now listed in Section 5.410.
<b>R-2, R-3, R-4 and R-5 (Mixed and Multiple Residence) Zoning Districts</b>			
70	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.
71	5.412 5.413 5.414 5.415 5.422 5.423 5.424 5.425 5.432 5.433 5.434 5.435 5.442 5.443 5.444 5.445	Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses for the four zoning districts contained in one location, in one section of the ordinance. The table for this listed of uses has columns for each of the zoning districts. This Section is now 5.502.
72	-	<b>R-2:</b> All uses were evaluated for applicability and if they were still needed.	<b>R-2:</b> The following uses were removed: temporary construction trailers, fences/walls, satellite earth station, and swimming pools.

	Existing Section	Current Requirement	Proposed Requirement
73	-	<b>R-3:</b> All uses were evaluated for applicability and if they were still needed.	<b>R-3:</b> The following uses were removed: boardinghouse, fences/walls, and satellite earth station.
74	-	<b>R-4:</b> All uses were evaluated for applicability and if they were still needed.	<b>R-4:</b> The following uses were removed: boardinghouse, fences/walls, and satellite earth station.
75	-	<b>R-5:</b> All uses were evaluated for applicability and if they were still needed.	<b>R-5:</b> The following uses were removed: boardinghouse, fences/walls, and satellite earth station.
76	-	<b>R-3:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>R-3:</b> The following uses were added/modified: adult day health care facility or services, subdivisions model home complexes, household pets, and yard sales. Churches became religious facilities.
77	-	<b>R-4:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>R-4:</b> The following uses were added/modified: adult day health care facility or services, subdivisions model home complexes, household pets, and yard sales. Churches became religious facilities. Requirements of childcare were modified and now allow home childcare.
78	-	<b>R-5:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>R-5:</b> The following uses were added/modified: adult day health care facility or services, single residence dwellings, public schools, parks and playgrounds, subdivisions model home complexes, household pets, and yard sales. Churches became religious facilities. Requirements of childcare were modified and now allow home childcare.
79	5.416 5.426 5.436 5.446	Development standards for all residential zones are in one table that was difficult to locate.	Development standards are now in Sections 5.503 (R-2), 5.504 (R-3), 5.506 (R-4), and 5.508 (R-5)
80	5.416 5.426 5.436 5.446	No method for determining the maximum height of a building.	Footnote added explain process.
81	5.417 5.427 5.437 5.447	Requirement for design review is required.	Duplicate of Section 3.600.
82	5.418 5.428 5.438 5.448	Landscaping and screening requirements listed for each zoning district.	Requirements for all four districts now in 5.509.

	Existing Section	Current Requirement	Proposed Requirement
83	5.419 5.429 5.439 5.449	Parking regulations are not consistent between all zoning districts.	Regulations were combined into one section that addresses the requirements of all zoning districts. New regulations are in Section 5.510.
<b>R-O, C-O, and G-O (Office) Zoning Districts</b>			
84	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.
85	5.502 5.503 5.504 5.505 5.522 5.523 5.524 5.525 5.542 5.543 5.544 5.545	Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses for all three zoning districts contained in one location, in one section of the ordinance. The table for this listed of uses has columns for each of the zoning districts. This Section is now 5.602.
86	-	<b>R-O:</b> All uses were evaluated for applicability and if they were still needed.	<b>R-O:</b> The following uses were removed: fences/walls, swimming pool, and satellite earth station.
87	-	<b>C-O:</b> All uses were evaluated for applicability and if they were still needed.	<b>C-O:</b> The following uses were removed: fences/walls, satellite earth station, and a financial institution with a drive-thru.
88	-	<b>G-O:</b> All uses were evaluated for applicability and if they were still needed.	<b>G-O:</b> The following uses were removed: commercial off-street parking, financial institutions with a drive-thru, transit facilities and satellite earth station.
89	-	<b>R-O:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>R-O:</b> The following uses were added: adult day health care facility or services, household pets.
90	-	<b>C-O:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>C-O:</b> The following use was added: adult day health care facility or services.
91	-	<b>G-O:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>G-O:</b> The following use was added: adult day health care facility or services.
92	5.506 5.526 5.546	Development standards for all residential zones are in one table that was difficult to locate.	Development standards are now in Sections 5.604 (R-O), 5.605 (C-O), and 5.606 (G-O).
93	5.506 5.526 5.546	No method for determining the maximum height of a building.	Footnote added explain process.

	<b>Existing Section</b>	<b>Current Requirement</b>	<b>Proposed Requirement</b>
94	5.506 5.526 5.546	Maximum height of 30 feet was constrictive with current architectural practices.	Maximum height of all three districts is now 35 feet.
95	Table 3-A	Wireless standards for all districts were located in one table at the end of the section.	Wireless standards for the office zoning districts are now in Section 5.803.
	5.507 5.527 5.547	Requirement for design review is required.	Duplicate of Section 3.600.
96	5.508 5.528 5.548	Landscaping and screening requirements listed for each zoning district.	Requirements for all three districts now in 5.607.
97	<b>PR (Pedestrian Retail) Zoning District</b>		
98	5.612 5.612A 5.613 5.614 5.615	Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses for all three zoning districts contained in one location, in one section of the ordinance. The table for this listed of uses has columns for each of the zoning districts. This Section is now 5.702.
99	-	All uses were evaluated for applicability and if they were still needed.	The following uses were removed: automotive service located within a parking structure, drive-thru facilities, amateur radio tower, and satellite earth station.
100		All uses were evaluated for applicability and if they needed to be modified.	The following use was modified/added: adult day health care facility or services, all retail activities combined into retail sales, live entertainment, restaurants on ground floors, and outdoor sidewalk cafes.
101	5.617	Development standards for all zoning districts are in one table that was difficult to locate.	Development standards are now in Sections 5.703.
102	5.617	No method for determining the maximum height of a building.	Footnote added explain process.
	5.618	-	Performance standards were modified to be consistent with other districts and with other applicable codes (i.e., IBC).
103	5.619	Parking requirements	Due to the unique pedestrian nature of this area, the parking requirement has been removed to allow businesses more flexibility in locating in the area.
104	<b>NSC, SC, CSC, C-1, C-2 and C-3 (Commercial) Zoning Districts</b>		
105	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.

	Existing Section	Current Requirement	Proposed Requirement
106		Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses for all three zoning districts contained in one location, in one section of the ordinance. The table for this listed of uses has columns for each of the zoning districts. This Section is now 5.802.
107	-	<b>NSC:</b> All uses were evaluated for applicability and if they were still needed.	<b>NSC:</b> The following uses were removed: amateur radio tower and satellite earth station.
108	-	<b>SC:</b> All uses were evaluated for applicability and if they were still needed.	<b>SC:</b> The following uses were removed: amateur radio tower and satellite earth station.
109	-	<b>CSC:</b> All uses were evaluated for applicability and if they were still needed.	<b>CSC:</b> The following uses were removed: amateur radio tower and satellite earth station.
110	-	<b>C-1:</b> All uses were evaluated for applicability and if they were still needed.	<b>C-1:</b> The following uses were removed: amateur radio tower and satellite earth station.
111	-	<b>C-2:</b> All uses were evaluated for applicability and if they were still needed.	<b>C-2:</b> The following uses were removed: amateur radio tower and satellite earth station.
112	-	<b>C-3:</b> All uses were evaluated for applicability and if they were still needed.	<b>C-3:</b> The following uses were removed: amateur radio tower, community correctional facilities and satellite earth station.
113	-	<b>NSC:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>NSC:</b> The following uses were modified/ added: adult day health care facility or services, bakeries, music and dance schools, live entertainment, and automatic teller machines.
114	-	<b>SC:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>SC:</b> The following uses were modified/ added: adult day health care facility or services, bakeries, music and dance schools, live entertainment, and automatic teller machines.
115	-	<b>CSC:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>CSC:</b> The following uses were modified/ added: adult day health care facility or services, nightclubs removed and hotels allowed by right.
116	-	<b>C-1:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>C-1:</b> The following uses were added: adult day health care facility or services, bakeries, bar/cocktail and hookah lounges, and automatic teller machines.

	Existing Section	Current Requirement	Proposed Requirement
117		<b>C-2:</b> Some uses no longer require a conditional use permit in this district.	<b>C-2:</b> The following no longer require a conditional use permit: new and used sales of vehicles, RV's, boats, and motorcycles, hotels, RV storage, private recreational clubs, and retail plant nurseries.
118	-	<b>C-3:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>C-3:</b> The following uses were added: adult day health care facility or services, bakeries, business support services, and financial institutions.
119	5.707 5.716 5.736 5.757 5.776 5.788	Development standards for all residential zones are in one table that was difficult to locate.	Development standards are now in Sections 5.804 (NSC), 5.809 (SC), 5.811 (CSC), 5.815 (C-1), 5.820 (C-2), and 5.822 (G-O).
120	5.707 5.716 5.736 5.757 5.776 5.788	No method for determining the maximum height of a building.	Footnote added explain process.
121	5.707 5.716 5.736 5.757 5.776 5.788	Maximum height of 30 feet was constrictive with current architectural practices.	Maximum height of all three districts is now 35 feet.
122	Table 3-A	Wireless standards for all districts were located in one table at the end of the section.	Wireless standards for the commercial zoning districts are now in Section 5.803.
123	5.7091 5.738 5.759 5.778 5.791	Requirement for design review is required.	Duplicate of Section 3.600.
124	5.717	SC design guidelines modified to be consistent with other districts.	New section is 5.810.
	5.737	C-1 performance standards made consistent with other districts.	New section is 5.816
125	5.758	C-2 performance standards made consistent with other districts.	New section is 5.821.
126	<b>B-P, M-1, and M-2 (Industrial) Zoning Districts</b>		
127	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.

	Existing Section	Current Requirement	Proposed Requirement
128	-	Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses for all three zoning districts contained in one location, in one section of the ordinance. The table for this listed of uses has columns for each of the zoning districts. This Section is now 5.902.
129	5.812 5.813 5.814 5.815	<b>B-P:</b> All uses were evaluated for applicability and if they were still needed.	<b>B-P:</b> The following uses were removed: amateur radio tower, satellite earth station, fences and walls, and microwave antennas.
130	5.842 5.843 5.844 5.845	<b>M-1:</b> All uses were evaluated for applicability and if they were still needed.	<b>M-1:</b> The following uses were removed: machinery, finished wood products, contract construction, amateur radio tower, and satellite earth station.
131	5.862 5.863 5.864 5.865	<b>M-2:</b> All uses were evaluated for applicability and if they were still needed.	<b>M-2:</b> The following uses were removed: amateur radio tower, satellite earth station, and microwave antennas.
132	5.812 5.813 5.814 5.815	<b>B-P:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>B-P:</b> The following uses were modified/ added: adult day health care facility or services, lodges and fraternal organizations, storage yards (fully screened) and hotels allowed by right.
133	5.842 5.843 5.844 5.845	<b>M-1:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>M-1:</b> The following uses were modified/ added: commercial aviation businesses (with a use permit), commercial kennels allowed by right and storage yards (fully screened).
134	5.862 5.863 5.864 5.865	<b>M-2:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>M-2:</b> The following uses were modified/ added: commercial aviation businesses (with a use permit), biodiesel manufacturing, asphalt manufacturing and storage yards (fully screened) allowed by right.
135	5.816 5.846 5.866	Development standards for all residential zones are in one table that was difficult to locate.	Development standards are now in Sections 5.904 (B-P), 5.909 (M-1), and 5.910 (M-2).
136	5.816 5.846 5.866	No method for determining the maximum height of a building.	Footnote added explain process.
137	5.816 5.846 5.866	Maximum height of 30 feet was constrictive with current architectural practices.	Maximum height of all three districts is now 45 feet.
138	Table 3-A	Wireless standards for all districts were located in one table at the end of the section.	Wireless standards for the industrial zoning districts are now in Section 5.903.

	<b>Existing Section</b>	<b>Current Requirement</b>	<b>Proposed Requirement</b>
139	5.819 5.848 5.868	Requirement for design review is required.	Duplicate of Section 3.600.
	5.817	B-P performance standards modified.	New section is 5.905.
140	5.900	PAD district standards moved to Article 6.	Standards can now be found in Article 6.
141	<b>Article 6</b>		
142	6.202(B)	Submittal requirements were modified.	Submittal requirements are now consistent with similar types of applications (i.e., PAD).
143	6.202(D)	Amendment process is vague.	Amendment process is now consistent with similar types of applications.
143	6.300	Section refers to 'mobile homes'. This is a very outdated term and HUD stopped using the definition for anything manufactured after 1976.	All instances have been changed to 'manufactured', the commonly used and more appropriate term.
144	6.500	SUD is intended to be an overlay district, not a zoning district.	Language has been added to clarify this is an overlay district.
145	6.504	Application requirements were modified.	Application requirements are now consistent with similar types of applications (i.e., PAD, PRD).
146	6.506	Violation of conditions section is not as thorough as other sections.	Language was added to make this district like any other district when a revocation is necessary.
147	6.700	Comprehensive Sign Overlay (CSO) has been removed. No longer needed based on the new requirement of a master sign package.	Section has been replaced with Planned Area Development (PAD) standards.
	<i>New section</i> 6.702	PAD minimum district size was not a requirement.	Minimum district size is now 10 acres.
148	<i>New section</i> 6.712	Existing requirements do not requirement approval from FAA or LAFB.	Submittal requirements now include prelim approval from FAA and LAFB for any project near those two users.
149	<b>Article 7</b>		
150	7.100	Sign code has been formatted.	A matrix is now provided that shows what signs are permitted in what areas. In addition, signs regulations have been made consistent, for the most part. There are still some expectations (i.e., major medical center, retail users greater than 150,000 square feet) that will continue to have separate regulations.
151	<i>New section</i> 7.102(F)(2)	Maximum allowed signage has been modified and increased in some situations.	A minimum size (40 square feet) is allowed for every business, regardless of lineal frontage. There is a formula for increasing based on lineal frontage.

	<b>Existing Section</b>	<b>Current Requirement</b>	<b>Proposed Requirement</b>
152	<i>New section</i> 7.102(F)(3)	Internal business (i.e., Starbucks in Safeway) must be counted towards modifiers of the primary business.	Internal business can have a logo or sign that does not count against the primary businesses modifiers, but does count against the primary businesses allowed size.
153	<i>New section</i> 7.102(I)	Master sign packages are required only as part of a Design Review application and not found in the code. Requirement could be waived.	Master sign packages are required when two or more buildings are proposed. This eliminates the need for CSO zoning.
154	<i>New section</i> 7.103	Prohibited signs section is vague and difficult for Code to enforce at times.	Section is more defined.
155	<i>New section</i> 7.104	-	Sign requirements have been updated to be more in line with current practices and sign types.
156	<i>New section</i> 7.104(C)	Billboard regulations have been modified.	Current billboard practices remain the same and additional regulations have been added for freeway corridors.
157	<i>New section</i> 7.104(H)	No regulations for flags and flagpoles previously existed.	Regulations have been included, which are consistent with other cities.
158	<i>New section</i> 7.104(J)	No regulations for freeway pylon signs previously existed.	Regulations have been included, which are consistent with other cities.
159	<i>New section</i> 7.104(M)	No specific regulations for service stations previously existed.	A service station section has been added to address all potential types of signs that the type of business could have.
160	<i>New section</i> 7.105(J)	A-frame type signs are not permitted in any zoning district.	A-frame signs will be permitted in the Pedestrian Retail (PR) zoning district subject to certain criteria.
161	<i>New section</i> 7.106	Temporary signs section is vague and difficult for Code to enforce at times.	Section is more defined.
162	<i>New section</i> 7.106(A)	Banners are limited to a period of 10 days.	Banners will now be allowed for a maximum of 30 days, four times per calendar year.
163	7.108(D)	Improvements to legal non-conforming freestanding signs are allowed subject to Planning Commission approval.	The section has been removed.
164	7.201	No specific requirements exist for walls in residential districts.	Standards have been added for decorative walls as well as front yard or courtyard walls.
165	7.202(A)	Industrial landscape requirements were inconsistent with Landscape Ordinance.	Zoning and Landscape Ordinance are now consistent.
166	7.202(B)	Section for landscape buffers lacked specific requirements.	Specific requirements have been added that are consistent with current practices.
167	7.301(A)	Location of accessory structures is based on zoning district and height and confusing to most customers.	A consistent requirement has been developed.

	<b>Existing Section</b>	<b>Current Requirement</b>	<b>Proposed Requirement</b>
168	7.301(6)	Amateur radio towers have no maximum height requirement when retracted or limitation on a property.	A maximum height has been added and one antenna is permitted per FCC license.
169	7.301(9) and (10)	Setbacks for swimming pools and game courts were not included and provided confusion to customers.	Setbacks are now included.
170	7.302	Storage shed regulations were vague.	Regulations have been clarified to assist the customer.
171	7.304	Yard sales section is vague and difficult for Code to enforce at times.	Section is more defined.
172	7.403	Parking table is difficult to read and lends itself to errors during project review.	Lines have been added to the table to make it clear. Some uses have been reworded to be more consistent and the maximum parking amount is removed.
173	<i>New section</i> 7.506	Guesthouse regulations are difficult to find.	Regulations are now in one section for easy reference.
174	<i>New section</i> 7.508	Commercial kennel regulations were spread throughout several zoning districts.	Regulations are now in one section for easy reference.
175	<i>New section</i> 7.509	Deferred presentment company regulations are difficult to find.	Regulations are now in one section for easy reference.
176	<i>New section</i> 7.511	Thrift store regulations were spread throughout several zoning districts.	Regulations are now in one section for easy reference.
177	7.506 and 7.600	Wireless communication facilities are in two different locations.	All regulations are put in one section now, Section 7.600.
177	7.603 and 7.604	Most amendments to existing facilities require a conditional use permit, such as replacing antennas that are a few inches larger.	Amendments are processed as an administrative action. New monopoles still require a conditional use permit.
178	7.700	Freeway development standards are not consistent with the other city ordinances.	Requirements are now consistent and Loop 303 references have been added.
179	7.510	Adult business have a minimum distance requirement from certain uses.	Adult day health care facility or services were added in three locations as a use that adult businesses must be a minimum distance from.